

# PLANNING COMMISSION REPORT



MEETING DATE: April 13, 2005

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Comerica Bank - 36-UP-2004**

REQUEST Request a conditional use permit for a bank on a 50,000 +/- square feet parcel located at 14801 N Scottsdale Road with Industrial Park (I-1) zoning.

**Key Items for Consideration:**

- The bank is compatible with surrounding employment uses.
- There is no opposition to this proposal.
- The trip generation report indicates that the bank will generate an increase in traffic as compared to the previous office use (See Traffic Impact Analysis).

OWNER Comerica Bank  
310-725-4192

APPLICANT CONTACT Lynne Lagarde  
Earl Curley & Lagarde PC  
602-265-0094

LOCATION 14801 N Scottsdale Rd

BACKGROUND

**Zoning.**

The site is zoned Industrial Park (I-1). The I-1 zoning district allows for a bank with the approval of a conditional use permit.

**General Plan.**

The General Plan Land Use Element designates the property as Employment. The category permits a range of uses from light manufacturing to light industrial and office uses.

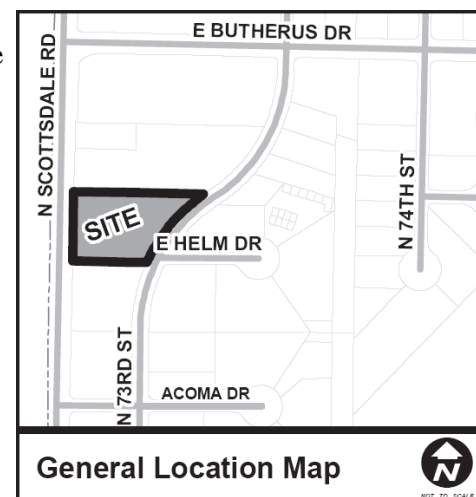
**Context.**

There is an existing building that will be demolished to make room for the proposed building. The surrounding property is zoned I-1, north, south and east of this site. Along the west side of Scottsdale Road there is primarily commercial, office and retail within the City of Phoenix.

APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

The proposed bank will occupy one of three lots that will be developed on this site. The applicant plans to demolish the existing building and erect the



proposed bank on the northwest portion of the site with cross access easements that will provide access between the remaining parcels. The site circulation, parking and open space will be redesigned to meet the needs of the bank, and future development of the site.

**Development Information.**

- *Existing Use:* Office Building (To be demolished)
- *Parcel Size:* 50,110 Square Feet
- *Building Height Allowed:* 36 Feet
- *Proposed Building Height:* 26 Feet
- *Total Floor Area:* 4,277 square feet net (Comerica Bank)

IMPACT ANALYSIS

**Traffic.**

The trip generation summary submitted by the applicant demonstrates the proposed land uses, including the drive-thru, generates 723 more trips per day to the site than the current general office land use. It should be noted that other intense land uses such as post office branches and gymnasiums are allowed under the I-1 zoning. It is also reasonable to assume that the bank will draw traffic primarily from the businesses in the airport area. Bank branches tend to serve local areas, not draw traffic from a regional area. Scottsdale Road and the streets in the vicinity have adequate capacity to handle the additional traffic.

**Parking.**

The site currently has 129 parking spaces. The site will be redesigned and divided into three parcels to accommodate three new buildings. The bank parcel will provide 27 parking spaces, 18 parking spaces are required for the proposed bank.

**Use Permit Criteria.**

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - **The proposed use is not expected to generate significant noise, smoke, odor, dust, vibration or illumination. Stipulations address appropriate light levels for the site.**
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - **The proposed use is not expected to generate an unusual volume or character of traffic. The surrounding roadways can**

**handle the increase of traffic generated by this use.**

3. There are no other factors associated with this project that will be materially detrimental to the public.
  - **No other detrimental factors are expected to occur with the proposed use on this site.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - **The proposed use is compatible with other existing professional office and industrial park uses on surrounding properties.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
  1. The use shall primarily serve the needs of the industrial park, surrounding areas, and be located accordingly.  
**The subject building is located along Scottsdale Road, abutting a major employment core, the Scottsdale Airpark.**
  2. The use shall not be detrimental to the surrounding area due to the character of the proposed building.  
**The applicant proposes to demolish the existing building. The proposed bank building will need Development Review Board Approval for elevations.**

**Community Involvement.**

The applicant mailed information regarding their Use Permit request to property owners within 750 feet of the subject site. Staff has not received any comments from the public at the time of writing this report.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

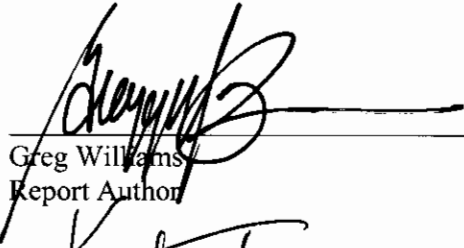
RESPONSIBLE DEPT  
(S)

**Planning and Development Services Department**  
Current Planning Services

STAFF CONTACT (S)

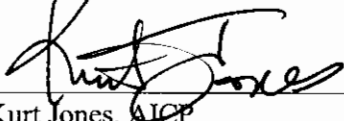
Greg Williams  
Senior Planner  
480-312-4205  
E-mail: gwilliams@ScottsdaleAZ.gov

**APPROVED BY**



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Greg Williams  
Report Author



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Kurt Jones, AICP  
Director, Current Planning

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Architectural Character
10. Site Plan

## USE PERMIT PROJECT NARRATIVE

Comerica Bank is requesting a use permit for a bank on an approximately one + acre parcel zoned I-1 at 14801 N. Scottsdale Road, which is the current location of the State Farm Insurance office. The requested use permit meets all use permit criteria. The bank will not create any noise, smoke, odor, dust, vibration or illumination problems. The site is within the airpark area along Scottsdale Road and surrounded by commercial development including office and retail uses along the Scottsdale Road corridor. Because of the developed commercial uses, there will be no impact from any unusual volume of traffic, and the use is reasonably compatible with the surrounding area. The proposed bank is not adjacent to residential areas, and therefore, special use permit criteria do not apply.

The site has been designed with an access driveway to Scottsdale Road to be shared by the parcel to the south which is planned for future commercial use. The State Farm building will be demolished and site circulation and parking redesigned to serve bank needs. The four drive-thru lanes on the north side of the bank will allow patrons convenient access to a teller or ATM. With easy arterial access, ample parking and pedestrian access, clientele in the airpark area can easily reach the building for their full service banking needs. Similarly, the existing landscaping will be replaced with desert varieties in accordance with Scottsdale's design standards. The new building and landscaping will significantly update the site and enhance the area.

The proposed bank building is responsive to Scottsdale's environment and commercial texture. The architectural design and materials, with light beige brick and a copper painted roof, blends with native landscaping and is compatible with surrounding development. The design is intended to allow current patrons to recognize Comerica in its new context while simultaneously inviting new customers to become part of the Comerica banking community.

Comerica Bank is a full service banking institution based in Detroit, Michigan with locations in Florida, Texas and California. Comerica is actively seeking to expand its territory in the west which includes Arizona. The Comerica Branch Bank of Scottsdale is one of several proposed Comerica banking locations throughout Scottsdale and the Valley. Comerica is expanding its territory to the west beginning with Arizona and California. This expansion carries with it Comerica's dedication to quality and community, as well as the intent to offer clients a full range of banking amenities.

## TRIP GENERATION COMPARISON

Use	Size	ADT's
Office <sup>1</sup>	15,475 s.f.	179
Bank <sup>2</sup>	4,277 s.f.	902

<sup>1</sup> ITE Trip Generation, 6th Edition, Volume 2, Single Tenant Office Building (715)

<sup>2</sup> ITE Trip Generation, 6th Edition, Volume 2, Average Drive-In (912) and Walk-In Bank (911)



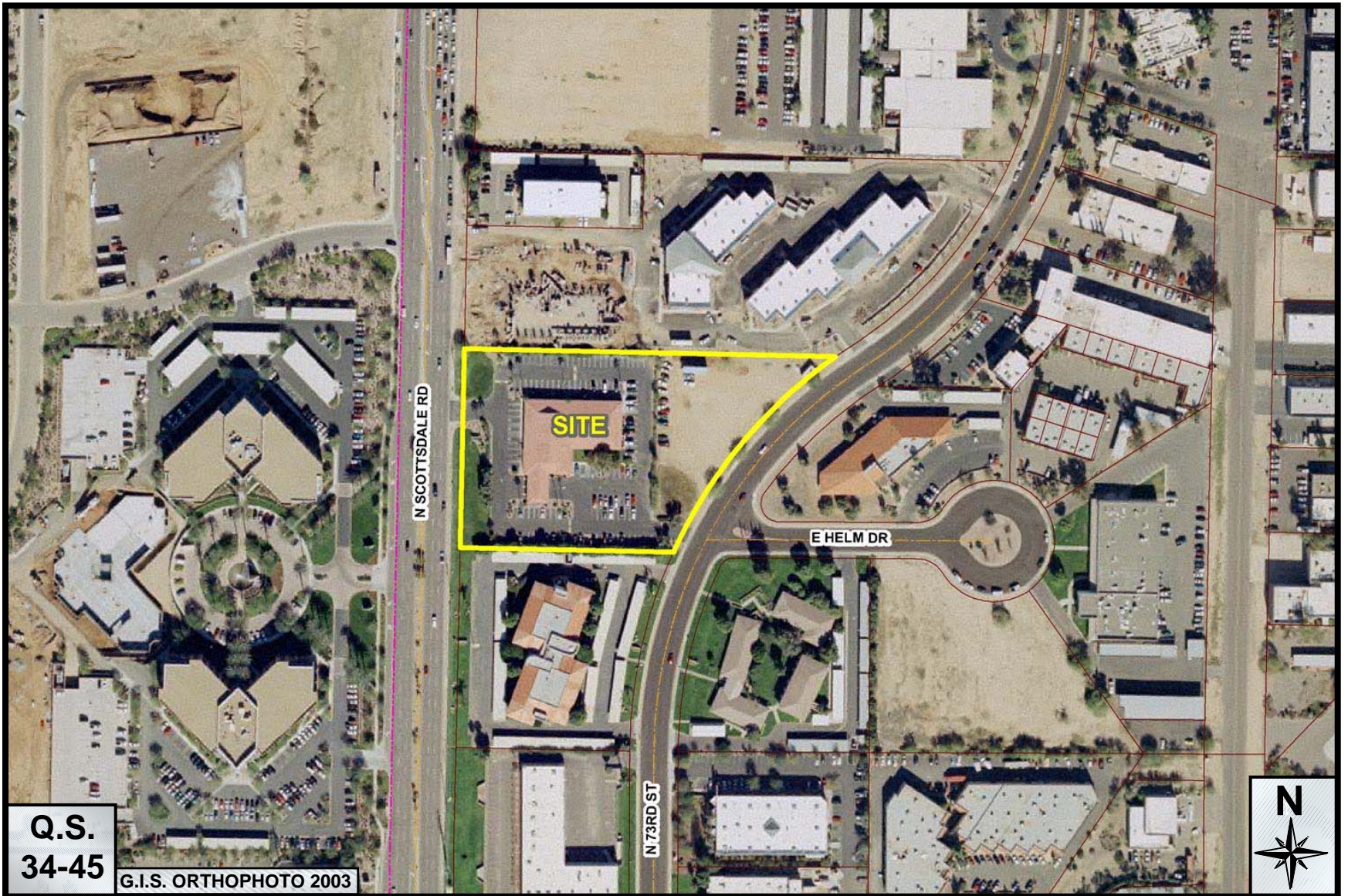


Comerica Bank

**36-UP-2004**

ATTACHMENT #2



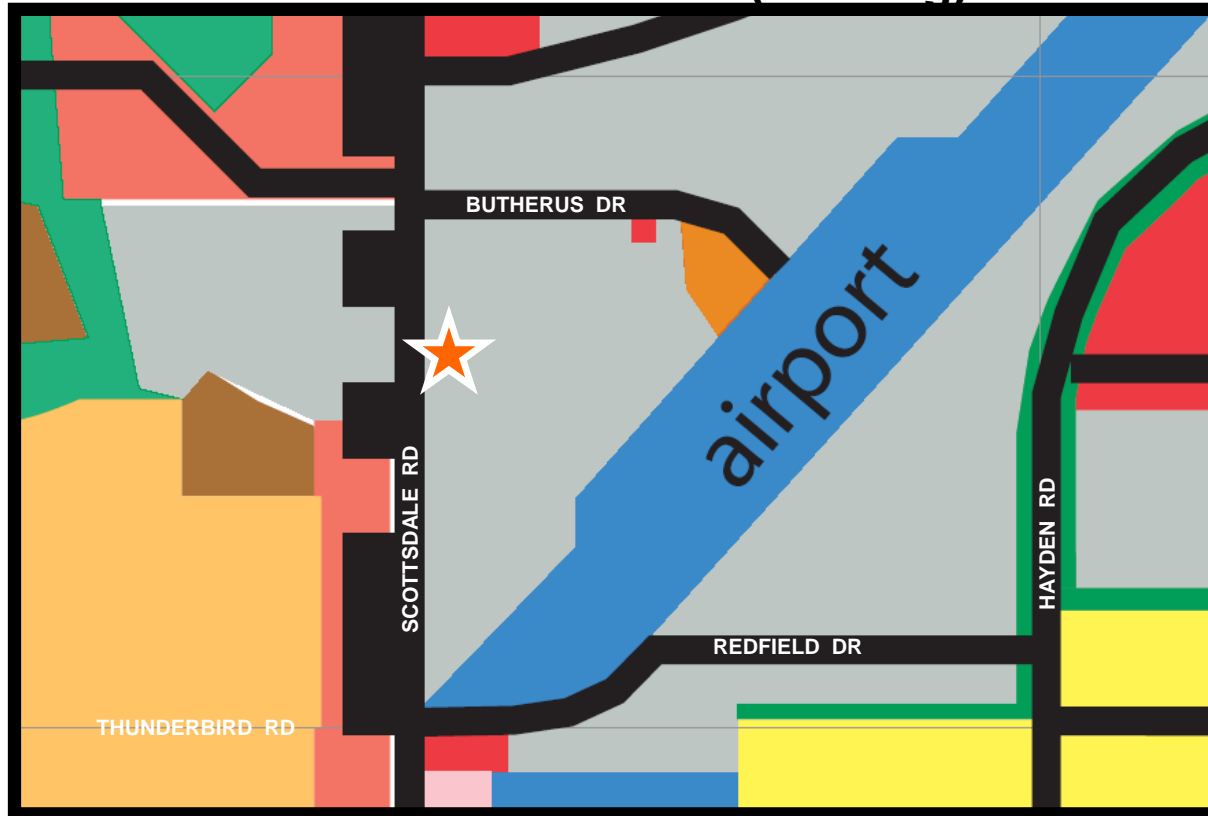


Comerica Bank

36-UP-2004

ATTACHMENT #2A

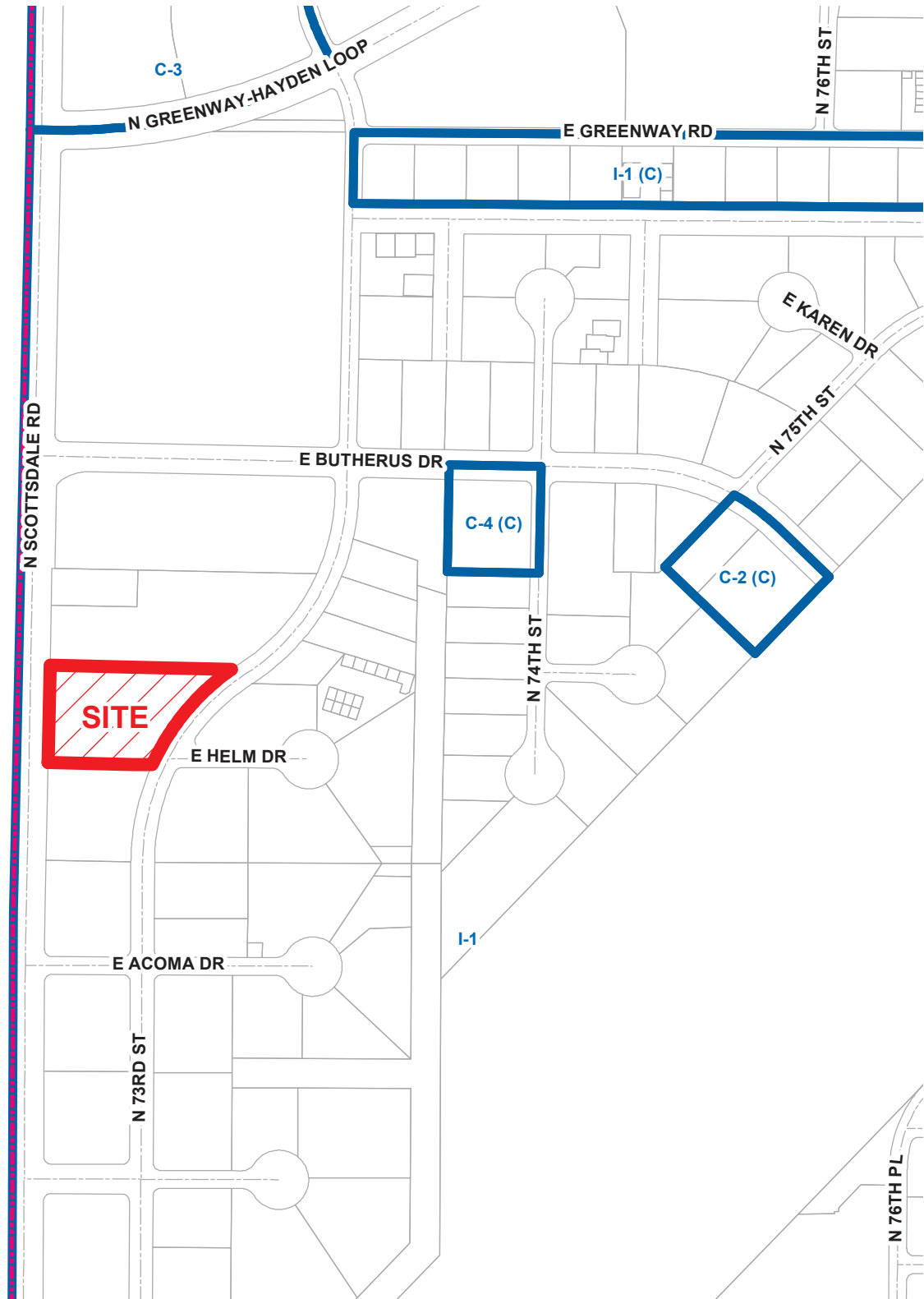
# General Plan (Existing)



**36-UP-2004**  
ATTACHMENT #3

Adopted by City Council October 30, 2001  
Ratified by Scottsdale voters March 12, 2002  
revised to show McDowell Sonoran Preserve as of May 2004  
revised to reflect General Plan amendments through June 2004





36-UP-2004

ATTACHMENT #4

## STIPULATIONS FOR CASE 36-UP-2004

### PLANNING/ DEVELOPMENT

1. CONFORMANCE TO ARCHITECTURAL ELEVATIONS: The proposed building shall generally conform to the architectural character shown on building elevation sheets A3 and A4, submitted by DWL Architects with a staff receipt date of 3/4/2004. Determination of general conformance shall be subject to evaluation and ruling of the assigned project coordinator. Specific aspects of architectural character, proportions, materials, colors, and finishes shall be subject to DRB review and approval.
2. CONFORMANCE TO SITE PLAN: The site automobile circulation elements shall conform with the site plan sheet SP-1, submitted by DWL Architects with a staff receipt date of 3/4/2005, except for modifications that may be necessary to accommodate emergency access needs determined by City Staff.
3. PUBLIC STREET ACCESS: Access to 73<sup>rd</sup> street shall be kept or restored with the completion of construction of the proposed improvements.
4. NUMBER OF DRIVE THRU LANES: The maximum number of drive-thru lanes shall be two.
5. LAND DIVISION: A land division or subdivision plat, whichever is required by the Subdivision Ordinance and state law, shall be completed prior to the issuance of any building permits for the proposed improvements.
6. AVIGATION HAZARD EASEMENT: An avigation hazard easement and other approvals required for development near the airport, if required by airport officials, shall be obtained prior to the issuance of any building permits for the proposed improvements.
7. LIGHTING: Maximum and average maintained horizontal illuminance at grade beneath the drive-thru canopy shall not exceed 15.0 and 7.5 footcandles, respectively. Other lighting performance standards for the subject site shall be as determined by the Development Review Board.

### CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Scottsdale Road	Existing	Existing	See below

Note:

- a. Scottsdale Road - The developer shall dedicate a one foot wide vehicular non-access easement on this street except at the existing street entrance.
  - b. Scottsdale Road – The developer needs to confirm that no easement shall encroach into the the street Right of Way.
2. AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at the site entrance on Scottsdale Road, in conformance with the Design Standards and Policies Manual.

3. EASEMENT REQUIREMENTS. Before any final plan approval, the developer shall dedicate an ingress/egress easement over the driveway on Scottsdale Road in a form acceptable to city staff. Before any lot split approval, the developer shall obtain a cross access easement between the two proposed lots in a form acceptable to city staff.
4. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.



## **ADDITIONAL INFORMATION FOR CASE 36-UP-2004**

### **PLANNING/DEVELOPMENT**

1. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. the architectural design of the building and site walls;
  - b. site design and it's compatibility with surrounding development;
  - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use;
  - d. landscape and open space design and configuration;
  - e. The aesthetic impact of drainage facilities;
  - f. pedestrian circulation elements.

### **ENGINEERING**

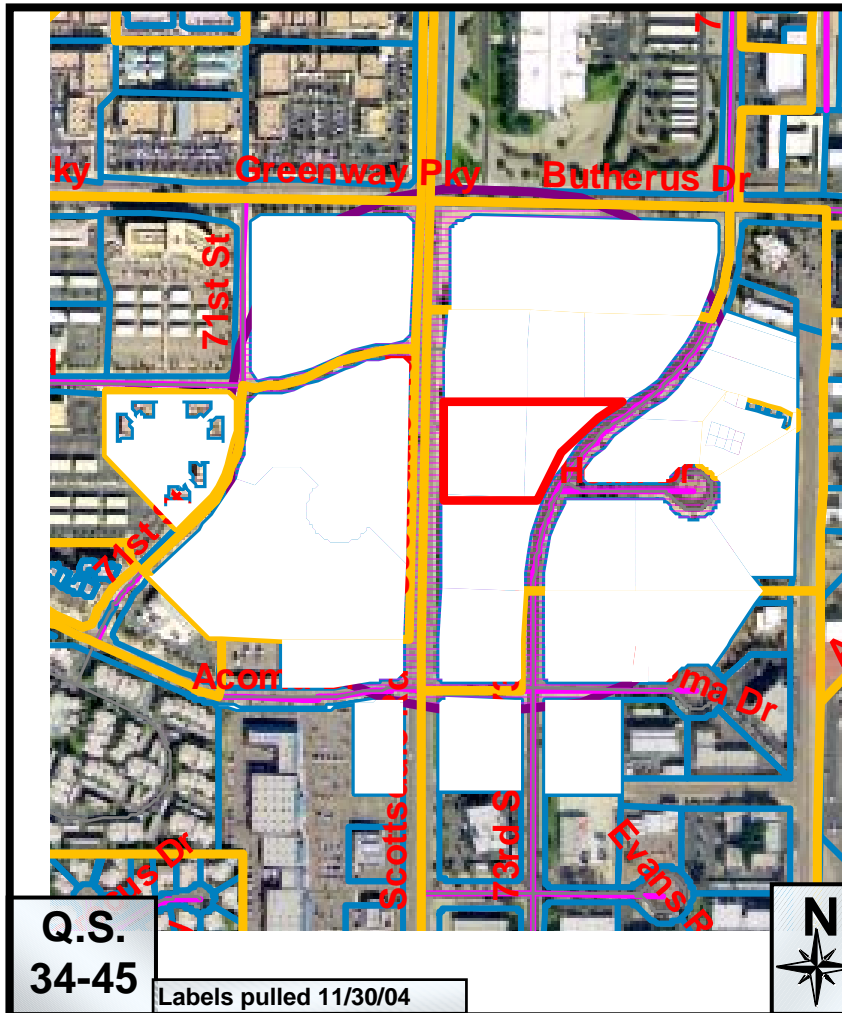
1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

**Comerica Bank**  
**36-UP-2004**

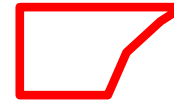
Attachment #7. Citizen Involvement

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.

# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

## Additional Notifications:

- Interested Parties
- City of Phoenix
- Coalition of Pinnacle Peak (C.O.P.P.)

Comerica Bank

36-UP-2004

ATTACHMENT #8



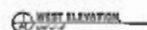


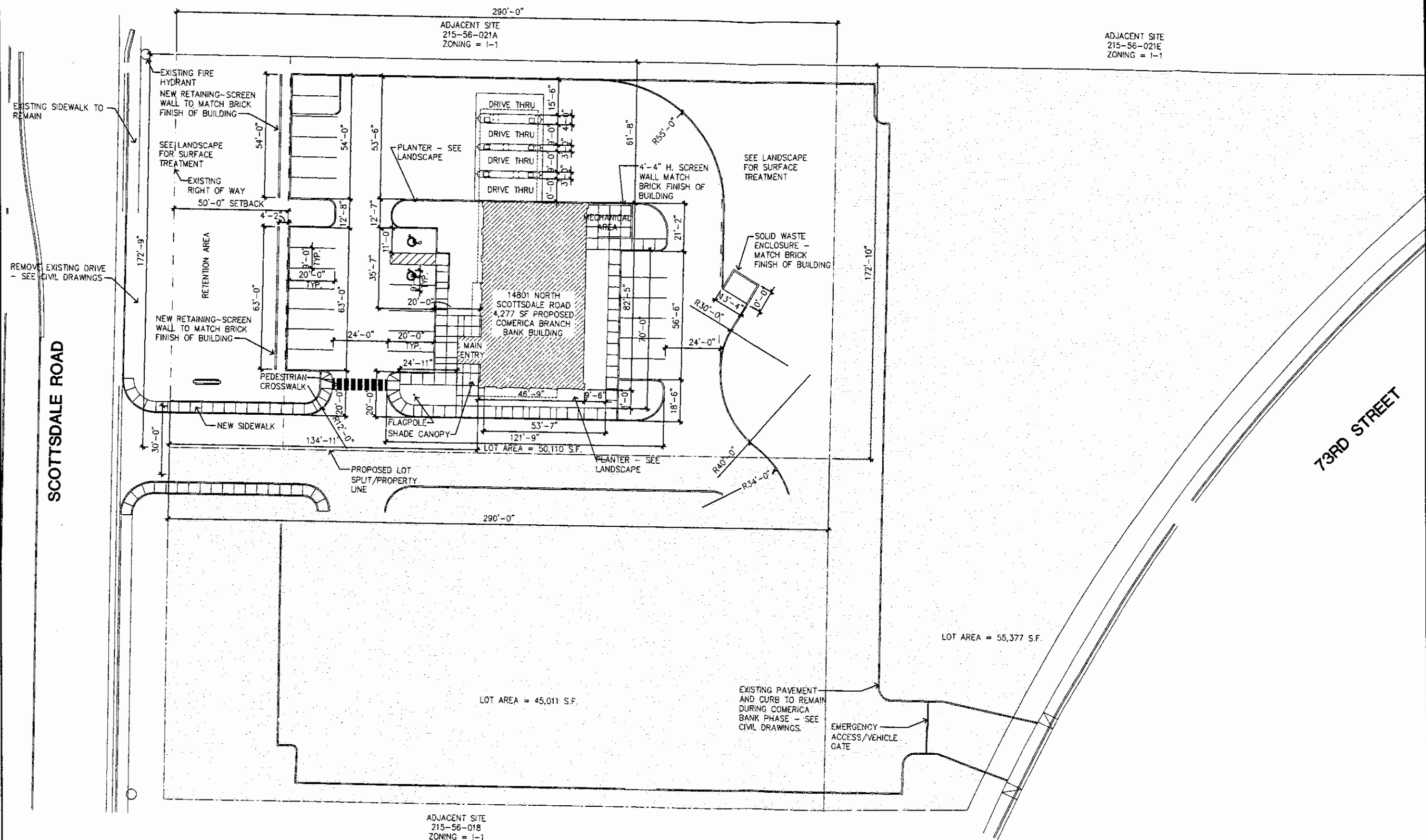
**Gartner**  
**Chiffre**  
 DEVELOPERS

ATX

DATE	17/10/04
TIME	14:24

1. STANDARDIZATION OF THE DATA IS NECESSARY TO BE ABLE TO COM-  
PARE BRICK PLACEMENTS & ESTIMATES AND HAVE A "GOLD" STANDARD  
ALL TYPICAL BRICK BRICK WALL MEASUREMENTS (BRICKS PLACED)
2. COOPER FROM DISTRICT AND REPRESENTATIVE TO BRICK COOPER  
FOR FINISHING 200000.
3. ORDER TO MECHANICAL DRAWING FOR LOCATION OF LATHING  
PISTON, WALL, AND OTHER TYPE AND QUANTITIES.
4. FROM DRAWING TO CHECK, DO TO DETERMINE APPROXIMATE AND  
INSTALLATION BY DATE ELEMENT SUPPLY.
5. BRICKS ORDER BY COOPER, G.E. TO ESTIMATE LOCATION OF  
INSTALLATION BY DATE ELEMENT SUPPLY ORDER TO ELECTRICAL  
FOR LATHING MATERIALS.





**DWLARCHITECTS**  
DWL Architects + Planners, Inc.  
2333 North Central Avenue  
Phoenix, Arizona 85004-1352  
Tel: 602.264.9731 Fax: 602.264.1928



TRAMMELL CROW COMPANY  
**COMERICA BANK**  
14801 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85260

OWNER:  
**Comerica**  
DEVELOPER:  
Trammell Crow Company

**546-PA-04  
USE PERMIT  
SUBMITTAL**

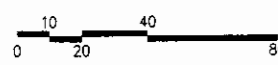
KEY:

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**SP-1**

DRAWN BY: CTI  
DATE: 2/04/04  
REVIEWED BY: JJ  
PROJECT NUMBER: 0424.00

**ATTACHMENT #10**



1 SITE PLAN

1" = 20'-0"